

**TRANSFER  
TAX  
PAID**

Doc # 2008022984  
Book 9836 Page 0257

## WARRANTY DEED

Know All Men By These Presents

That John D. Joseph LLC, formerly known as John D. Joseph Limited Partnership, a Maine Limited Liability Company, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by WATRA, LLC, a Maine Limited Liability Company, of Winslow, County of Kennebec and State of Maine, and whose mailing address is 6 Frankwood Drive, Winslow, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said WATRA, LLC, its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

**Parcel One:** A certain lot or parcel of land situate in said Waterville and bounded and described as follows:

Commencing at an iron pin in the westerly line of Main Street and at the northeasterly corner of property of the late Helen S. Meader; thence westerly in the northerly line of said Meader one hundred ninety-eight (198) feet; thence turning to the right to form an angle of approximately ninety degrees (90°) and running northerly ninety and seventy-five hundredths (90.75) feet to a stone bound in the southerly line of Arthur B. Levine; thence easterly in the southerly line of said Levine one hundred ninety-eight (198) feet to a stone bound in the westerly line of Main Street; thence turning to the right to form an angle of ninety degrees forty-five minutes (90° 45') and running southerly in the westerly line of Main Street ninety and seventy-five hundredths (90.75) feet to the point of beginning.

**Parcel Two:** A certain lot or parcel of land situate in said Waterville and bounded and described as follows:

Commencing at a pin in the northeasterly corner of property believed to be now or formerly owned by the Esso Standard Oil Co. and in the westerly line of Main Street; thence north sixty degrees thirty minutes (60° 30') west in the northerly line of said Esso Standard Oil Co., and the northerly line of Redington and Company, Incorporated, two hundred three and fifteen hundredths (203.15) feet; thence turning to the left an angle of two hundred seventy-three degrees forty-five minutes (273° 45') and running southerly thirty-two and eighty-three hundredths (32.83) feet in the westerly line of Redington and Company, Incorporated; thence turning to the right to form an angle of eighty-six degrees eighteen minutes (86° 18') and running westerly in the northerly line of Redington and Company Incorporated, and the northerly line of land formerly of Samuel Barron one hundred twelve (112) feet to a pin in the easterly line of property of James H. Alley; thence turning to the right to form an angle of ninety-two degrees nine minutes (92° 09') and running northerly in the easterly line of said Alley seventy-two and five tenths (72.5) feet to a pin; thence turning to the left an angle of two hundred sixty-seven degrees fifteen minutes (267° 15') and running westerly in the northerly line of said Alley fifteen (15) feet to a pin; thence turning to the right to form an angle of ninety-three degrees thirty-eight minutes (93° 38') and running northerly in the easterly line of said Alley seventy-two and thirty hundredths feet (72.30') to a pin in the southerly line of property of Arthur B. Levine; thence turning to the right to form an angle of one hundred six degrees ten minutes (106° 10') and running thence easterly in the southerly line of said Levine seventy-nine and seventy-five hundredths (79.75) feet to a stone bound in the northwesterly corner of property now owned by the Thayer Hospital Associates; thence southerly in the westerly line of said Thayer Hospital Associates ninety and seventy-five hundredths (90.75) feet; thence turning to the left to form an angle of approximately ninety degrees (90°) and running easterly in the southerly line of property of said Thayer Hospital Associates one hundred ninety-eight (198) feet to a pin in the southeasterly corner of said Thayer Hospital Associates and in the westerly line of Main Street; thence southerly in the westerly line of Main Street one hundred twenty-five (125) feet to the point of beginning.

**Parcel Three:** A certain lot or parcel of land situate in said Waterville on the northerly side of Center Street and numbered five (5) on said street and being bounded and described as follows, to wit:

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Beginning about eleven rods westerly from the west side of Elm Street at the northeasterly side of Center Street at the southwest corner of land now or formerly of the heirs of Mrs. & Dr. Plaisted; thence westerly on the north line of Center Street five rods and two feet to the southeast corner of land now believed to be in the possession of one Byrnes; thence northerly at right angles to said Center Street seven rods on the easterly line of said Byrnes lot; thence easterly at right angles to the last mentioned line five rods and two feet to the said Plaisted lot; thence southerly on the westerly line of said Plaisted lot to the point begun at.

Also another certain lot or parcel of land situated on Main Street, Waterville, Kennebec County, Maine, bounded and described as follows:

Beginning at a point in the westerly line of Main Street at the northeasterly corner of the land described and at the southeasterly corner of land now or formerly of Levine; thence running southerly on Main Street ten (10) feet; thence running westerly by other land of Lessor ten (10) feet; thence running northerly by other land of Lessor ten (10) feet to land now or formerly of Levine; thence running easterly ten (10) feet by land of Levine to the point of beginning.

BEING the same premises acquired by John D. Joseph and Frederick R. Knauff by Warranty Deed from The First National Stores, Inc. dated August 31, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1529, Page 749. Frederick R. Knauff deeded his one-half interest by Warranty Deed dated July 1, 1981 to John D. Joseph and recorded in Book 2404, Page 79. Reference is also made to a Corrective Warranty Deed dated July 22, 2008 from John D. Joseph to John D. Joseph LLC, formerly known as John D. Joseph Limited Partnership and recorded in said Registry of Deeds in Book 9803, Page 9.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said John D. Joseph LLC, its successors and assigns, to it and its use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, John D. Joseph LLC, has caused this instrument to be signed in its name by Sandra L. Napolitano, its Manager thereunto duly authorized this 26<sup>th</sup> day of August, 2008.

Signed, Sealed and Delivered  
in the presence of

William P. Dubord  
Witness

John D. Joseph LLC  
By: Sandra L. Napolitano  
Sandra L. Napolitano  
Its: Manager

Received Kennebec SS.  
08/27/2008 9:14AM  
# Pages 2 Attest:  
BEVERLY DUSTIN-WATHEWAY  
REGISTER OF DEEDS

STATE OF MAINE  
County of Kennebec, ss.

Personally appeared before me on this 26 day of August, 2008, the above-named Sandra L. Napolitano, Manager of said limited liability company, as aforesaid and acknowledged the foregoing instrument to be her free act and deed in her capacity, and the free act and deed of said limited liability company.

Before me,

William P. Dubord  
Notary Public

WILLIAM P. DUBORD  
Attorney at Law  
Notary Public  
My Commission expires 6/28/2015

